

ORDINANCE NO. 941117- G

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS:

TRACT 1: 3.67 ACRE TRACT OF LAND OUT OF THE T. J. CHAMBERS GRANT, FROM "PUD" PLANNED UNIT DEVELOPMENT DISTRICT TO "SF-2-CO" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 2: 16.91 ACRE TRACT OF LAND OUT OF THE T. J. CHAMBERS GRANT, FROM "PUD" PLANNED UNIT DEVELOPMENT DISTRICT TO "DR-CO" DEVELOPMENT RESERVE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT; AND,

TRACT 3: 6.00 ACRE TRACT OF LAND OUT OF THE T. J. CHAMBERS GRANT, FROM "PUD" PLANNED UNIT DEVELOPMENT DISTRICT TO "RR-CO" RURAL RESIDENCE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

LOCALLY KNOWN AS 4400-4800 FAR WEST BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTION 2-2-3 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14-94-0055, as follows:

Tract 1: From "PUD" Planned Unit Development district to "SF-2-CO" Single-Family Residence (Standard Lot) district-Conditional Overlay combining district.

3.67 acre tract of land out of the T. J. Chambers Grant, said 3.67 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes.

Tract 2: From "PUD" Planned Unit Development district to "DR-CO" Development Reserve district-Conditional Overlay combining district.

16.91 acre tract of land out of the T. J. Chambers Grant, said 16.91 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

Tract 3: From "PUD" Planned Unit Development district to "RR-CO" Rural Residence district-Conditional Overlay combining district.

6.00 acre tract of land out of the T. J. Chambers Grant, said 6.00 acre tract of land being more particularly described by metes and bounds in "Exhibit C" attached and incorporated herein for all purposes.

[hereinafter referred to collectively as the "Property"]

locally known as 4400-4800 Far West Boulevard, in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Residential development on Tract 1 shall not exceed 15 residential dwelling units.
2. Tract 2 shall be maintained as a natural buffer zone.
3. Residential development on Tract 3 shall be restricted to 1 residential dwelling unit.

Except as specifically restricted by this ordinance, the Property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.


PART 4. That the requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.


PASSED AND APPROVED:

PASSED AND APPROVED:

November 17, 1994


Bruce Todd
Mayor

APPROVED:


Michael J. Cosentino
Acting City Attorney

ATTEST:

ATTEST: Betty M. Brown, Deputy
James E. Aldridge
City Clerk

17Nov94
ME/jj

FIELD NOTES

FIELD NOTES FOR 3.67 ACRES OF LAND OUT OF A 26.58 ACRE TRACT OF LAND OUT OF THE T.J. CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS; AS CONVEYED TO LEMUEL SCARBOROUGH, JR., BY WARRANTY DEED RECORDED IN VOLUME 10,842, PAGE 0947, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 26.58 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found for a southeast corner of said 26.58 acre tract, said point being in the existing north right-of-way line of Far West Blvd. and the southwest corner of Lot 4, Meadow Mountain III as recorded in Plat Book 80, Page 268 of the Travis County Plat Records;

THENCE along the existing north right-of-way line of Far West Boulevard N 75°03'00" W, 445.00 feet to an iron pin set, for the most southerly southwest corner of this tract from which point the most northerly southeast corner of Proposed lot 16 RR Zoning Marbry's Ridge Subdivision bears N75°03'00" W 173.02 feet

THENCE leaving said right of way line and traversing through said 25.68 acre tract of land N 29° 03' 14" E 198.57 feet to an iron pin set;

THENCE through said 25.68 acre tract of land along a non tangent curve to the right, an arc distance of 309.55 feet, said curve having a radius of 180.00 feet and whose chord bears N 31° 35' 57" E, a distance of 272.79 feet to an iron pin found;

THENCE through said 25.68 acre tract of land N 85° 36' 48" E, a distance of 29.80 feet to an iron pin set;

THENCE through said 25.68 acre tract of land along a non tangent curve to the right, an arc distance of 338.19 feet, said curve having a radius of 180.00 feet and whose chord bears S 35° 48' 47" E, a distance of 290.60 feet to an iron pin set;

THENCE traversing through said 25.68 acre tract of land the following three (3) courses:

- 1) S 23° 28' 09" W 65.73 feet to an iron pin set;
- 2) S 14° 57' 00" W 95.00 feet to an iron pin set;
- 3) S 75° 03' 00" E 75.00 feet to an iron pin set in the west line of Lot 4, Meadow Mountain III as recorded in Plat Book 80, Page 268 of the Travis County Plat Records, same being the east line of said 26.58 acre tract of land;

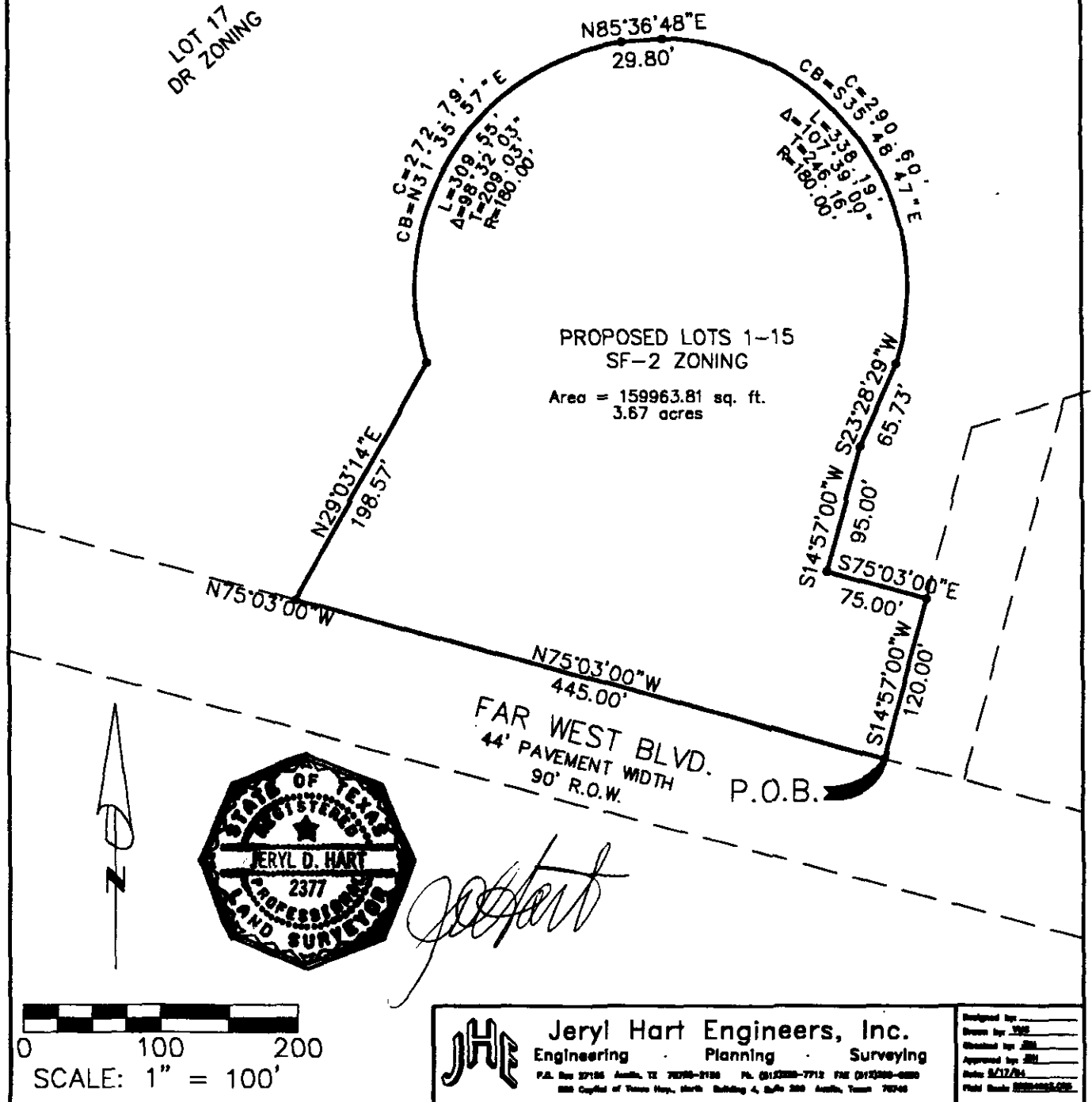
THENCE with the west line of Lot 4 Meadow Mountain III same being the east line of said 26.58 acre tract of land S 14 57'00" W a distance of 120.00 feet to the POINT OF BEGINNING and containing 3.67 acres of land as surveyed and calculated by Jeryl Hart Engineers in September of 1994.

Witness my hand and seal this 13th day of September, 1994.

Jeryl D. Hart
Jeryl D. Hart, R.P.L.S. #2377



SKETCH TO ACCOMPANY DESCRIPTION OF PROPOSED LOT 1-15 MARBRY'S RIDGE SUBDIVISION



FIELD NOTES

FIELD NOTES FOR 16.91 ACRES OF LAND OUT OF A 26.58 ACRE TRACT OF LAND OUT OF THE T.J. CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS; AS CONVEYED TO LEMUEL SCARBOROUGH, JR., BY WARRANTY DEED RECORDED IN VOLUME 10,842, PAGE 0947, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 26.58 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found for an interior corner of said 16.91 acre tract, said point being in the existing north right-of-way line of Far West Blvd. from which point an iron rod for the southeast corner of said 26.58 acre tract of land bears S 75°03'00" E 618.02 feet, same being the southwest corner of Lot 4, Meadow Mountain III as recorded in Plat Book 80, Page 268 of the Travis County Plat Records;

THENCE leaving said boundary line and traversing through said 25.68 acre tract of land the following four courses:

- 1) N 14°57'00" W 160.00 feet to an iron pin set;
- 2) S 75°03'00" W, 360.00 feet to an iron pin set;
- 3) S 55°21'28" W, 200.00 feet to an iron pin set;
- 4) S 45°50'49" W, 1167.87 feet to an iron pin found;

same being a interior corner of the Common Area Park Lot G-1 of said CAT MOUNTAIN NORTH SECTION I-A as recorded in Plat Book 82, Page 236-237 of the Travis County Plat Records

THENCE along the northwesterly line of the herein described tract, same being the southeast line of aforementioned CAT MOUNTAIN NORTH SECTION 1.A subdivision, the following four (3) courses:

- 1) N 26°00'16" E, 108.90 feet to a point under water;
- 2) N 32°47'21" E, 148.30 feet to a point under water;
- 3) N 48°07'56" E, 53.29 feet to an iron pin found;

THENCE continuing along the northwesterly and northern side of herein described tract, same being the southeasterly and southern line of NORTH CAT MOUNTAIN SECTION II, as recorded in Plat Book 80. page 333, of the Travis County Plat Records, the following seven courses:

- 1) N 48°07'56" E, 144.35 feet to an iron pin found;
- 2) N 50°14'00" E, 96.50 feet to an iron pin found;
- 3) N 08°41'12" E, 135.40 feet to an iron pin found;
- 4) N 55°32'58" E, 132.57 feet to an iron pin found;
- 5) N 34°45'55" E, 126.12 feet to an iron pin found;
- 6) N 06°15'36" E, 197.95 feet to an iron pin found;
- 7) N 57°50'56" E, 111.37 feet to an iron pin found;

THENCE continuing along the northwesterly and northern side of the herein described tract, same being the southeasterly and southern line of NORTH CAT MOUNTAIN SECTION III-A Amended as recorded in Plat Book 83, Page 70b, c and d, of the Travis County Plat Records, the following four courses:

- 1) N 79°57'16" E, 259.34 feet to an iron pin found;
- 2) N 27°51.17" E, 159.41 feet to an iron pin found;

- 3) N 46°14'36" E, 303.62 feet to an iron pin reset at the most easterly corner of said Section III-A Amended
- 4) N 61°53'02" E, 252.76 feet to an iron pin found:

THENCE continuing along the northwesterly and northern side of the herein described tract, same being the southeasterly and southern line of NORTH CAT MOUNTAIN IV, LAS VENTANAS P.U.D. as recorded in Plat Book 82, Page 154, of the Travis County Plat Records the following two (2) courses;

- 1) S 54°49'00" E, 153.36 feet to an iron rod found;
- 2) N 80°33'33" E, 192.45 feet to an iron rod found;

THENCE along the northeasterly side of herein described tract, same being the southwesterly side of PALLADIO POINT SUBDIVISION as recorded in Book 92, Page 57-58, of the Travis County Plat Records, the following six (6) courses:

- 1) S 51°44'38" E, 143.60 feet to an iron pin found;
- 2) S 44°34'53" E, 138.41 feet to an iron pin found;
- 3) S 30°17'30" E, 145.99 feet to an iron pin found;
- 4) S 27°42'42" E, 112.16 feet to an iron pin found;
- 5) S 21°59'33" E, 114.66 feet to an iron pin found;
- 6) S 16°35'22" E, 107.36 feet to an iron pin found, same being the most northerly corner for Lot 3 of the aforementioned Meadow Mountain III Subdivision;

THENCE along a southeasterly line of herein described tract, same being a northwesterly line of Lot 3 and 4 of said Meadow Mountain III Subdivision S 72°38'00" W, at 131.22 feet past an iron pin found for the northwest corner of Lot 3 and the northeast corner of Lot 4 of said Meadow Mountain III Subdivision, 202.22 feet in all to an iron pin found for the northwest corner of Lot 4;

THENCE along an east line of herein described tract, same being the west line of said Lot 4, Meadow Mountain III Subdivision, S 14°57'00" W, 128.95 feet to an iron rod found for the most southerly southeast corner of this tract same being and exterior ell corner for outer boundary of lots 1 through 15 Marbry's Ridge Subdivision a Proposed Subdivision in the City of Austin;

THENCE along the boundary of said lot 1 through 15 Marbry's Ridge Subdivision the following three (3) courses:

- 1) N 75°03'00" W, 75.00 feet to and iron pin found;
- 2) N 14°57'00" E, 95.00 feet to and iron pin found;
- 3) N 23°28'29" E, 65.73 feet to and iron pin found;

THENCE along the boundary of said lots 1 through 15 Marbry's Ridge Subdivision along a non tangent curve to the left, an arc distance of 338.19 feet, said curve having a radius of 180.00 feet and whose chord bears N 35° 48' 47" W, a distance of 290.60 feet to an iron pin found;

THENCE along the boundary of said lots 1 through 15 Marbry's Ridge Subdivision N 85° 36' 48" W, a distance of 290.60 feet to an iron pin found;

THENCE along the boundary of said lots 1 through 15 Marbry's Ridge Subdivision along a non tangent curve to the left, an arc distance of 309.55 feet, said curve having a radius of 180.00 feet and whose chord bears s 31° 35' 57" W, a distance of 272.79 feet to an iron pin found;

THENCE along the boundary of said lots 1 through 15 Marbry's Ridge Subdivision S 85° 36' 48" W, a distance of 198.57 feet to an iron pin found said point being in the existing north right-of-way line of Far West Blvd.

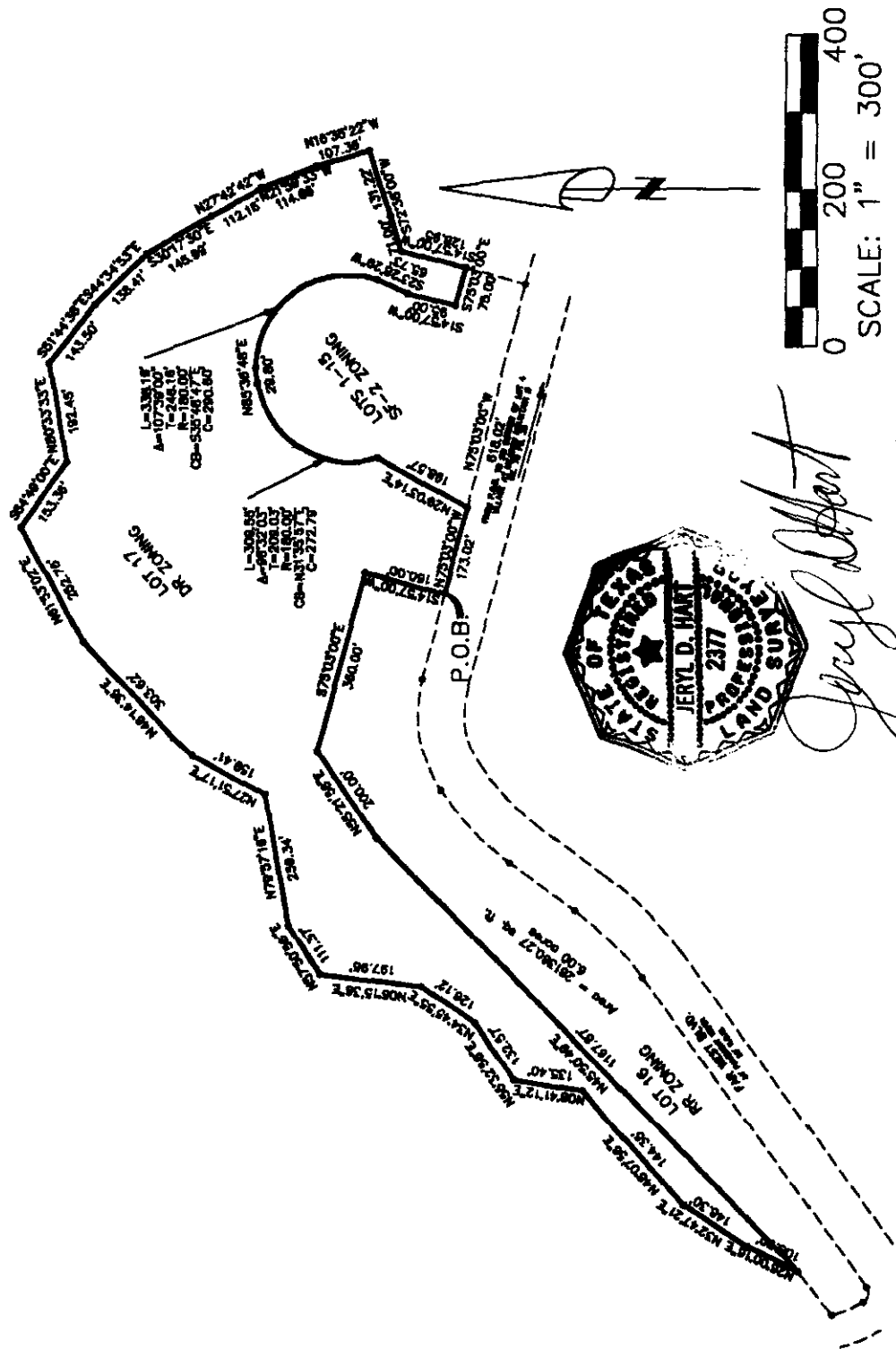
THENCE along the existing north right-of-way line of Far West Blvd. N 75°03'00" W 173.02 feet to the POINT OF BEGINNING and containing 16.91 Acres of land as surveyed and calculated by Jeryl Hart Engineers in September 1994.

Witness my hand and seal this 13th day of September, 1994.

Jeryl D. Hart
Jeryl D. Hart, R.P.L.S. #2377



SKETCH TO ACCOMPANY DESCRIPTION OF PROPOSED LOT 17 MARBRY'S RIDGE SUBDIVISION



JH Jeryl Hart Engineers, Inc.
Engineering Planning Surveying
P.O. Box 27100 Austin, TX 78768-0100 Ph. (512) 336-9715 Fax (512) 336-9716
1000 Capital of Texas Hwy, Suite 200 Austin, Texas 78701

Designed by JH
Drawn by JH
Checked by JH
Approved by JH
Field Book 8800000000

FIELD NOTES

FIELD NOTES FOR 6.00 ACRES OF LAND OUT OF A 26.58 ACRE TRACT OF LAND OUT OF THE T.J. CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS; AS CONVEYED TO LEMUEL SCARBOROUGH, JR., BY WARRANTY DEED RECORDED IN VOLUME 10,842, PAGE 0947, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 26.58 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found for the most southerly southeast corner of said 6.00 acre tract, said point being in the existing north right-of-way line of Far West Blvd. from which point an iron rod for the southeast corner of said 26.58 acre tract of land bears S 75°03'00" E 618.02 feet, same being the southwest corner of Lot 4, Meadow Mountain III as recorded in Plat Book 80, Page 268 of the Travis County Plat Records;

THENCE continuing with existing northwest right-of-way line of said Far West Boulevard, along a curve to the left an arc distance of 226.46 feet, said curve having a radius of 270.32 feet and whose chord bears S 80° 57' 00" W, a distance of 219.89 feet to the beginning of a compound curve to the left from which point a PK Nail found in the asphalt pavement bears 25.5 feet radially toward the radius point of said curve;

THENCE continuing with existing northwest right-of-way line of said Far West Boulevard, along said curve to the left an arc distance of 194.40 feet, said curve having a radius of 538.96 feet and whose chord bears S 46°37'00" W, a distance of 193.35 feet to a point of tangency of said curve from which point a PK Nail found in the asphalt pavement bears 25.5 feet at 90° deflection left from the point of tangency;

THENCE continuing with existing northwest right-of-way line of said Far West Boulevard, S 36°17'00" W, a distance of 156.19 feet to the beginning of a curve to the right from which point a PK Nail found in the asphalt pavement bears 25.5 feet at 90° deflection left from the point of curvature;

THENCE continuing with existing northwest right-of-way line of said Far West Boulevard, along said curve to the right an arc distance of 184.47 feet; said curve having a radius of 596.03 feet and whose chord bears S 45°09'00" W, 183.74 feet to a point of tangency of said curve from which point a PK Nail found in the asphalt pavement bears 25.5 feet at 90° deflection left from the point of tangency;

THENCE continuing with existing northwest right-of-way line of said Far West Boulevard, S 54°01'00" W, a distance of 737.92 feet to an iron pin found for the beginning of a curve to the right;

THENCE along said curve to the right an arc distance of 33.74 feet, said curve having a radius of 20.00 feet and whose chord bears N 77°39'15" W, a distance of 29.88 feet to the beginning of a compound curve to the right, same point being in the northeast right-of-way line of Ladera Norte;

THENCE with the existing northeast right-of-way line of said Ladera Norte, along said curve to the right an arc distance of 69.05 feet, said curve having a radius of 289.57 feet and whose chord bears N 22°29'38" W, 68.89 feet to a PK Nail set in a rock at the most westerly corner of herein described tract, same being the most southerly corner of the Common Area Park

Lot G-1 of CAT MOUNTAIN NORTH SECTION I-A as recorded in Plat Book 82, Page 236-237 of the Travis County Plat Records:

THENCE along the northwesterly line of the herein described tract, same being the southeast line of aforementioned CAT MOUNTAIN NORTH SECTION I.A subdivision, N 53°55'06" E, 107.36 feet to a point under water;

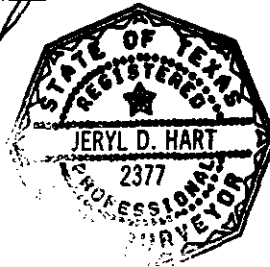
THENCE leaving said boundary line and traversing through said 25.68 acre tract of land the following four courses:

- 1) N 45°50'49" E, 1167.87 feet to an iron pin found;
- 2) N 55°21'28" E, 200.00 feet to an iron pin found;
- 3) N 75°03'00" E, 360.00 feet to an iron pin found;
- 4) S 14°57'00" E 160.00 feet to and iron pin found

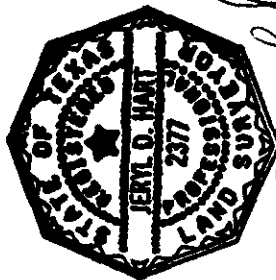
to the POINT OF BEGINNING and containing 6.00 Acres of land as surveyed and calculated by Jeryl Hart Engineers in September of 1994.

Witness my hand and seal this 13th day of September, 1994.

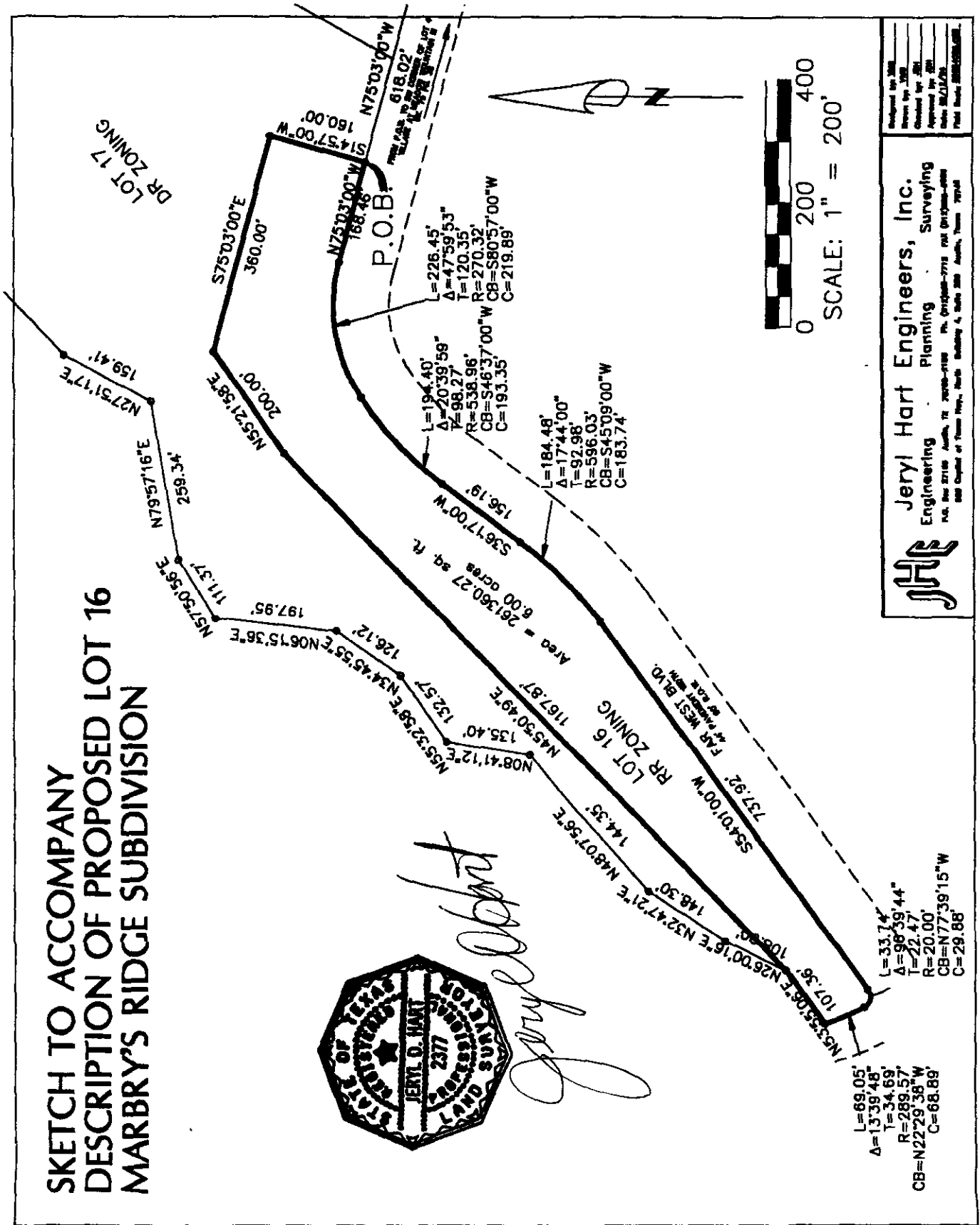
Jeryl D. Hart
Jeryl D. Hart, R.P.L.S. #2377



SKETCH TO ACCOMPANY DESCRIPTION OF PROPOSED LOT 16 MARBRY'S RIDGE SUBDIVISION



Jeryl O. Hart



Jeryl Hart Engineers, Inc.
Engineering Planning Surveying

1405 Ave 2718 Austin, TX 78708-7108 Ph: 512-338-7773 Fax: 512-338-7774
2000 Capital of Texas Hwy., Suite 200 Austin, Texas 78748

Designed by JHE
Drawn by JHE
Checked by JHE
Approved by JHE
Date: 02/13/05
Plot Number: 0000000000

941117-G

PO#: 941117-6
Ad ID#: BLKE01700
Acct #: 499-2499

14

Austin American-Statesman

Acct. Name: City Clerk's Office

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

As evidenced by the following:
"PUD" Planned Unit Development
District to "SF-2-CO" Single-Family
Residence (Standard Lot) District -
conditional overlay covering district
and tract 2, 16.91 acre tract
of land out of the T. J. Chambers
Estate, from "PUD" Planned Unit
Development District to "DR-CO" De-
velopment District - conditional
overlay covering district and
tract 3, 6.00 acre tract of
land out of the T. J. Chambers
Estate, from "PUD" Planned Unit
Development District to "R-100" Rural
Residence District - conditional
overlay covering district and tract
known as 4400-2800 For West
Street, in the City of Austin,
County, Texas, using the plat
shown at Section 25-3 of the County
City Code of 1992, and bearing
recording date.

I, the undersigned authority, a Notary Public in and for the County of
is, State of Texas, on this day personally appeared:

Nancy Christofferson

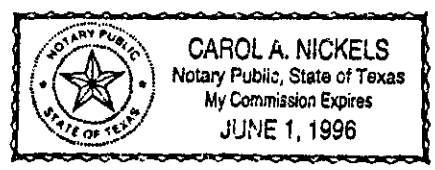
ified Advertising Agent of the *Austin American-Statesman*, a daily
newspaper published in said County and State that is generally circulated in
Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me,
states that the attached advertisement was published in said newspaper on the
following dates, to wit:

Date (s): November 22, 1994
Class: 9980 Lines: 30 Cost: \$61.80

and that the attached is a true copy of said advertisement.

Nancy Christofferson

SWORN AND SUBSCRIBED TO BEFORE ME, this the 23rd day of Nov, 1994.



Carol A. Nickels
Notary Public in and for
TRAVIS COUNTY, TEXAS

Carol A. Nickels
(Type or Print Name of Notary)

My Commission Expires: 6/1/96